

TRADITION SG-10

BEING ALL OF PARCEL 27D, SOUTHERN GROVE PLAT NO. 13, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 1 OF 6

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "TRADITION SG-10", BEING A REPLAT OF PARCEL 27D, SOUTHERN GROVE PLAT NO. 13, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 45.689 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

THE CITY OF PORT ST. LUCIE AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "TRADITION SG-10", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- PARCELS A, B AND C AS SHOWN HEREON, ARE HEREBY DEDICATED TO MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- PARCEL D AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS FOR THE BENEFIT OF THE PUBLIC FOR RECREATION PURPOSES.
- THE INGRESS/EGRESS EASEMENT 1 AS SHOWN HEREON IS HEREBY DEDICATED FOR INGRESS AND EGRESS PURPOSES, FOR THE BENEFIT OF PARCELS A AND B THEIR SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARCELS A AND B, THEIR SUCCESSORS AND ASSIGNS. AN EASEMENT OVER AND UNDER SAID INGRESS AND EGRESS EASEMENT, AS SHOWN, IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST, LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID INGRESS AND EGRESS EASEMENT.
- THE INGRESS/EGRESS EASEMENT 2 AS SHOWN HEREON IS HEREBY DEDICATED FOR INGRESS AND EGRESS PURPOSES, FOR THE BENEFIT OF PARCELS B AND C THEIR SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARCELS B AND C, THEIR SUCCESSORS AND ASSIGNS. AN EASEMENT OVER AND UNDER SAID INGRESS AND EGRESS EASEMENT, AS SHOWN, IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST, LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID INGRESS AND EGRESS EASEMENT.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS THIS DAY OF 2022.

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA.

BY: SIGNATURE
PRINTED NAME
TITLE
SIGNATURE
PRINTED NAME

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS DAY OF 2022.

MATTAMY PALM BEACH LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: ANTHONY PALUMBO
VICE PRESIDENT

WITNESS: PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS DAY OF 2022, BY OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ON BEHALF OF THE CITY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2022.

COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME:

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH)

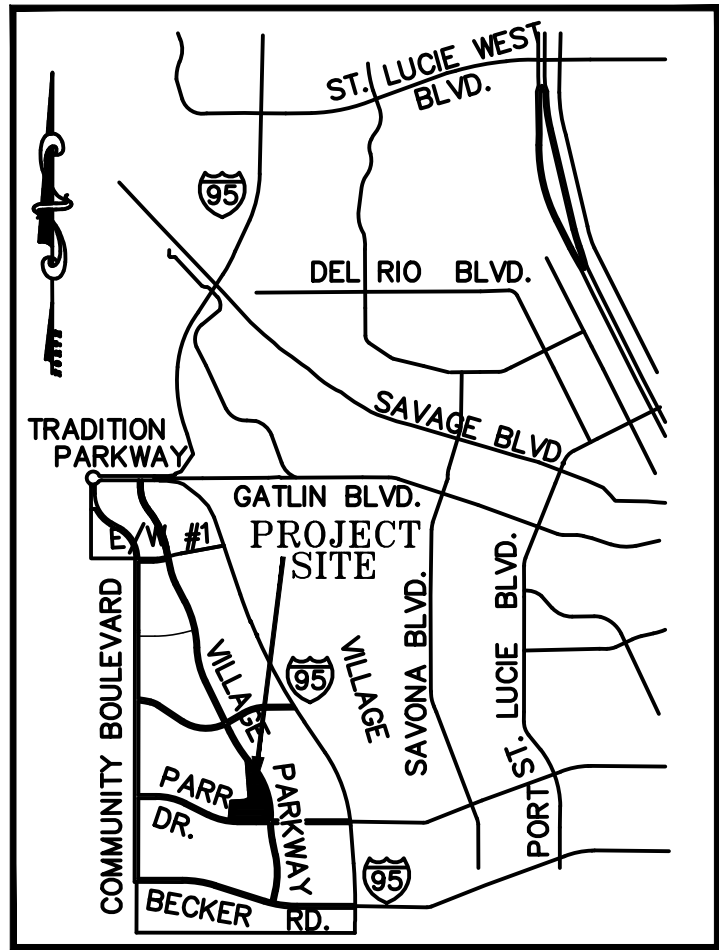
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS DAY OF 2022, BY ANTHONY PALUMBO, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2022.

COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA

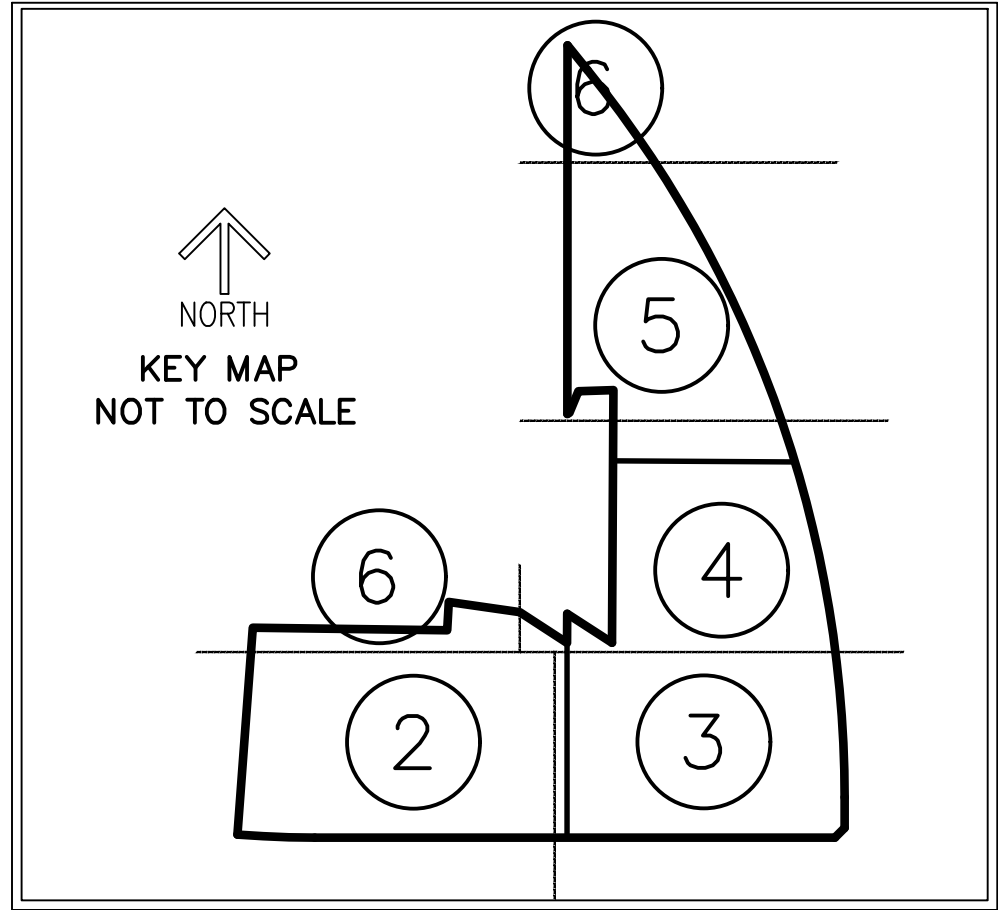
PRINT NAME:

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



LOCATION MAP

NOT TO SCALE



CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK PAGE(S) OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS DAY OF 2022.

MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF SOUTH 00°02'34"WEST ALONG THE WEST LINE OF PARCEL 27D, SOUTHERN GROVE PLAT NO. 13, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

SURVEYOR'S CERTIFICATE:

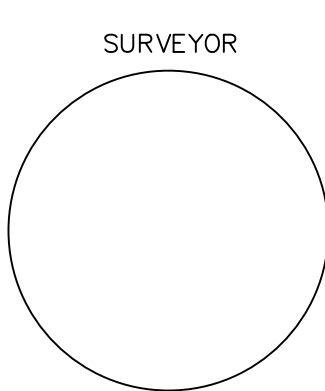
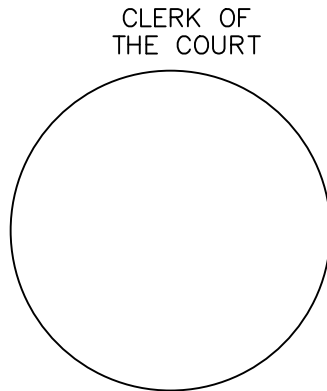
STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS DAY OF 2022.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA.
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591

CITY OF PORT ST LUCIE: SHANNON M. MARTIN, MAYOR

ATTEST: SALLY WALSH, CITY CLERK



PSLUSD PROJECT NO. 5218-2
CITY OF PORT ST. LUCIE
PROJECT NO. P22-134

TRADITION SG-10

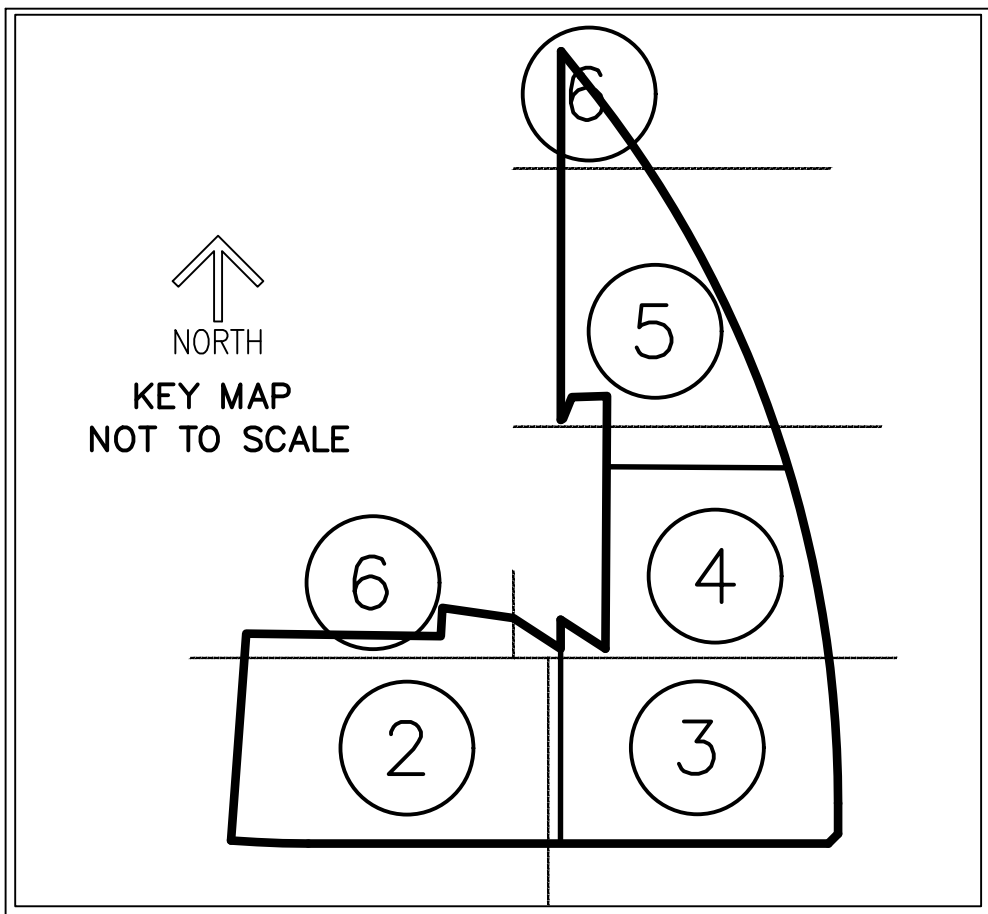
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THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK _____

PAGE _____

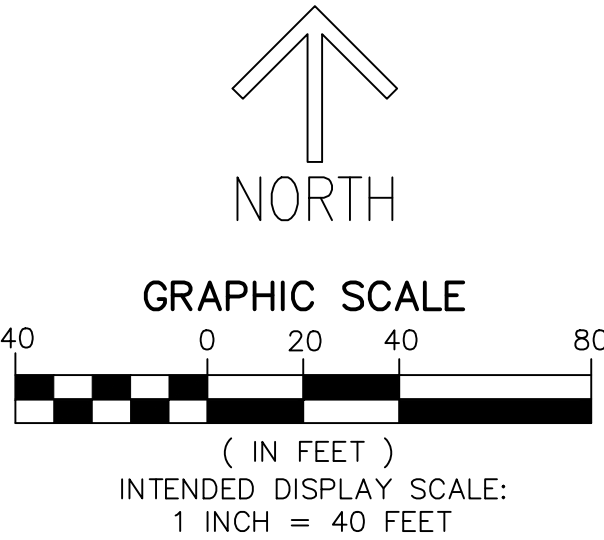
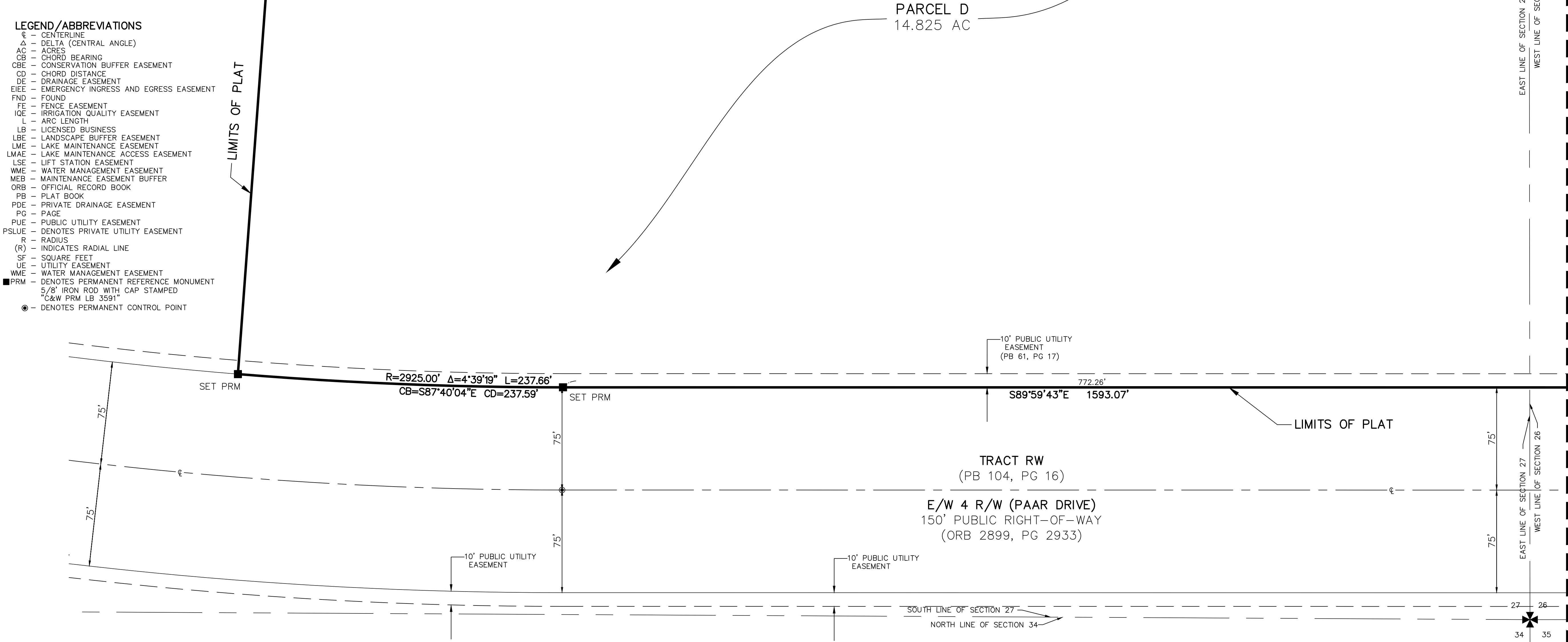
SHEET 2 OF 6



PARCEL 27C
SOUTHERN GROVE
PLAT NO. 13
(PB 61, PG 17)

LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
- FND - FOUND
- FE - FENCE EASEMENT
- IQE - IRRIGATION QUALITY EASEMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LSE - LIFT STATION EASEMENT
- WME - WATER MANAGEMENT EASEMENT
- MEB - MAINTENANCE EASEMENT BUFFER
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PDE - PRIVATE DRAINAGE EASEMENT
- PG - PAGE
- PUE - PUBLIC UTILITY EASEMENT
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- ST - SQUARE FEET
- UE - UTILITY EASEMENT
- WME - WATER MANAGEMENT EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



MATCH LINE SHEET 3

PSLUSD PROJECT NO. 5218-2
CITY OF PORT ST. LUCIE
PROJECT NO. P22-134

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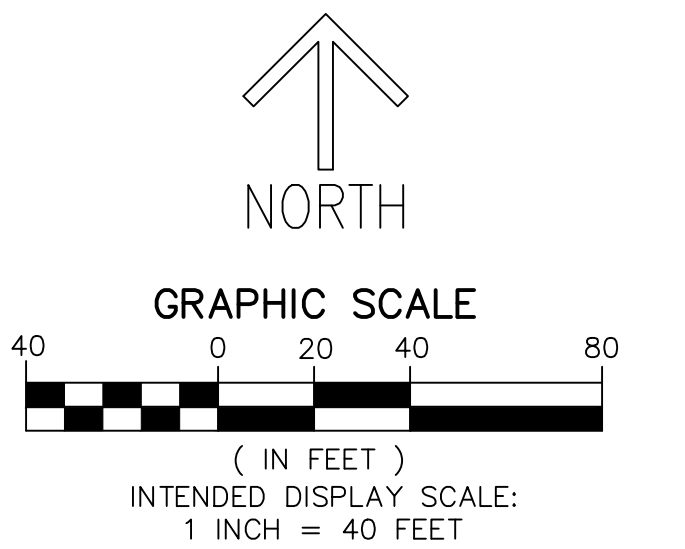
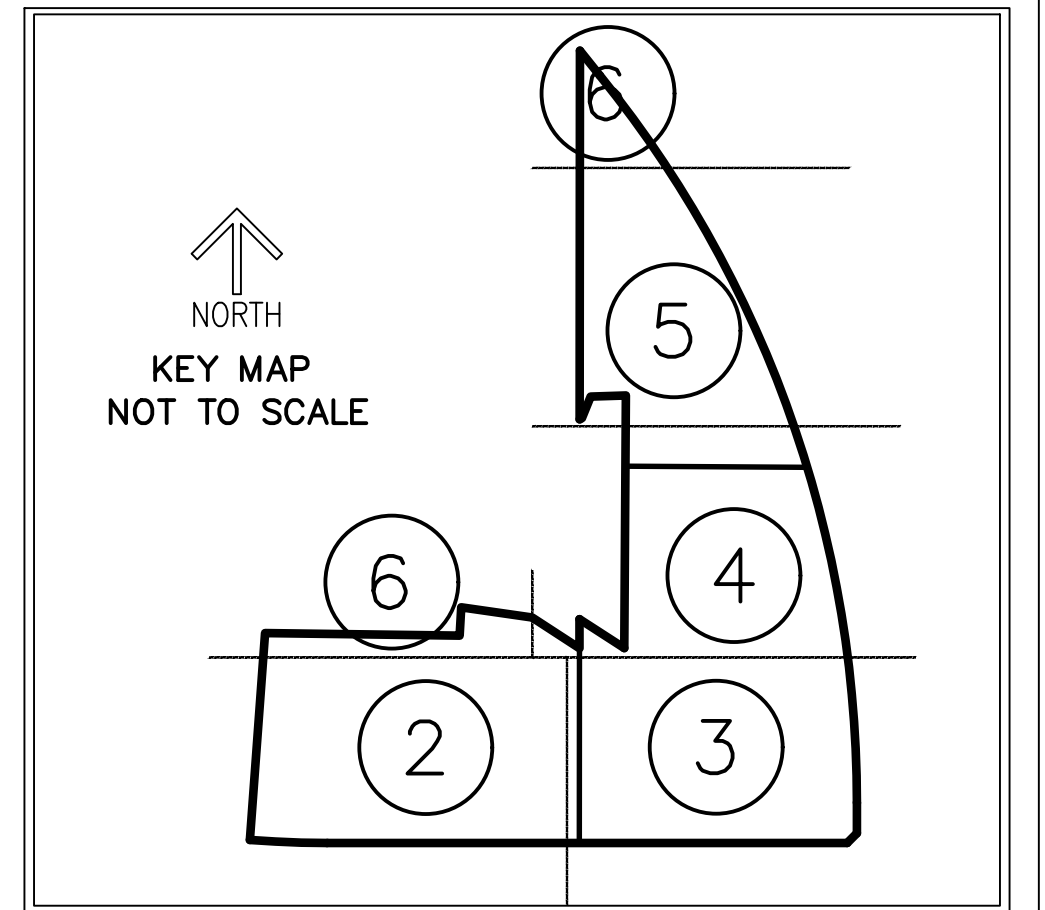
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PLAT BOOK _____

PAGE _____

SHEET 3 OF 6

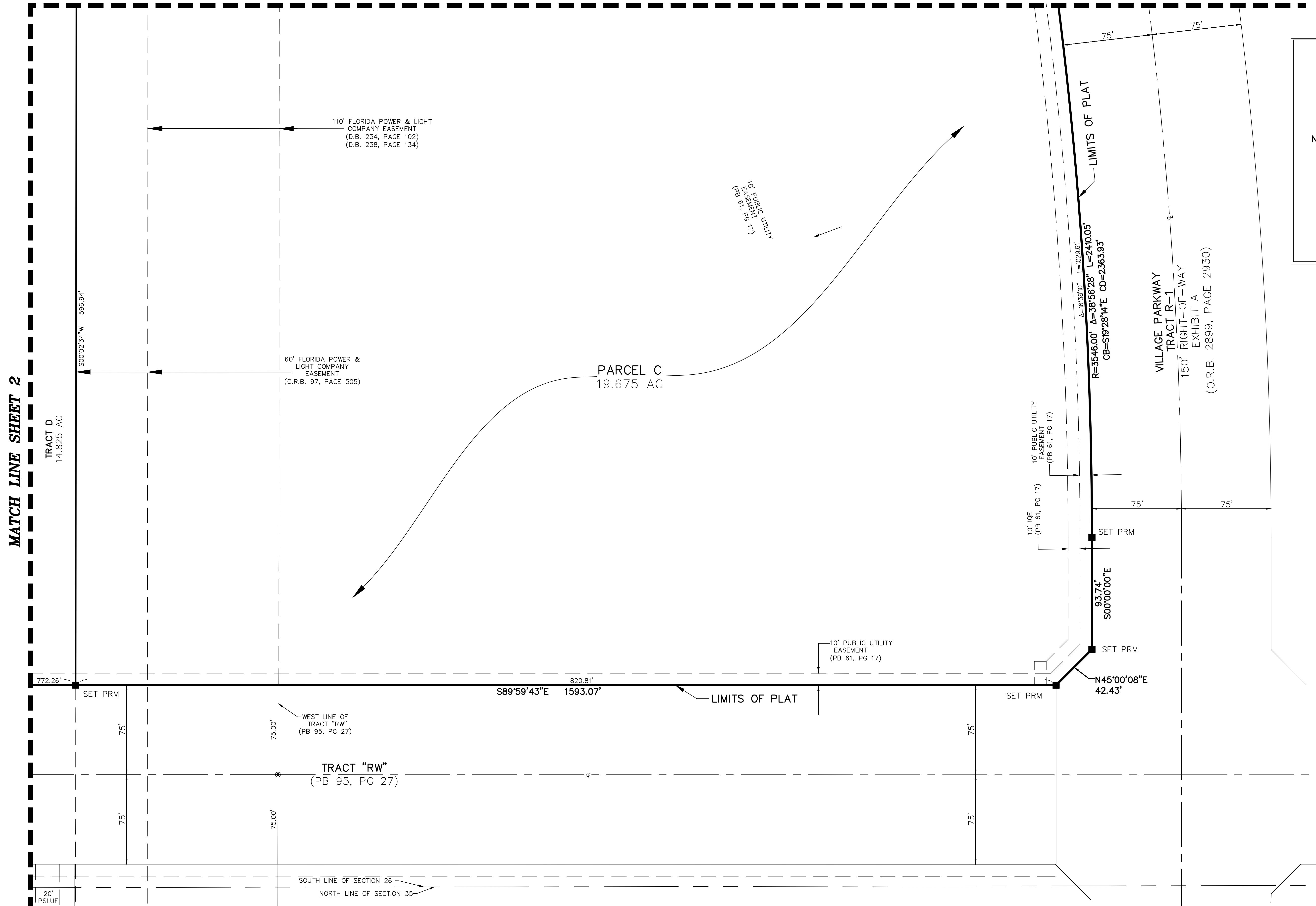
MATCH LINE SHEET 4



LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
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- LME - LAKE MAINTENANCE EASEMENT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LSF - LIFT STATION EASEMENT
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- WME - WATER MANAGEMENT EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED
- C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT

PSLUSD PROJECT NO. 5218-2
CITY OF PORT ST. LUCIE
PROJECT NO. P22-134



THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
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SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
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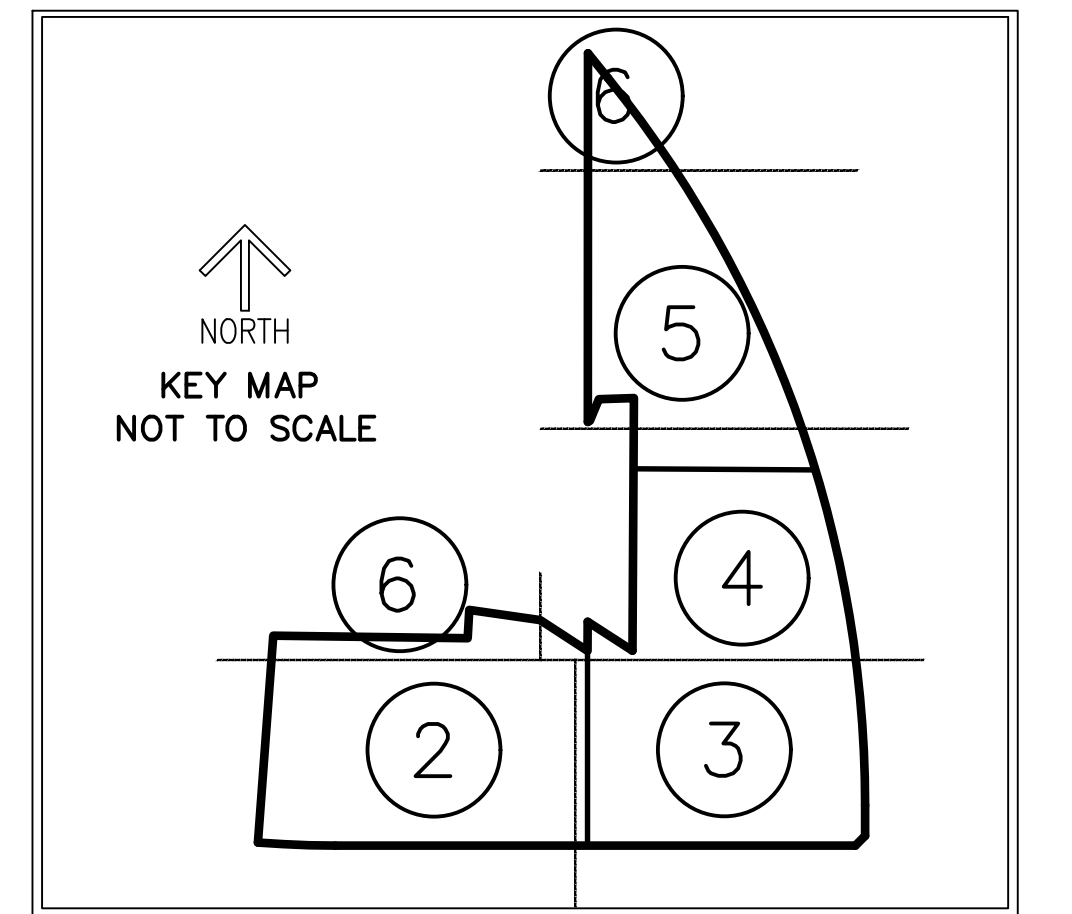
TRADITION SG-10

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SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

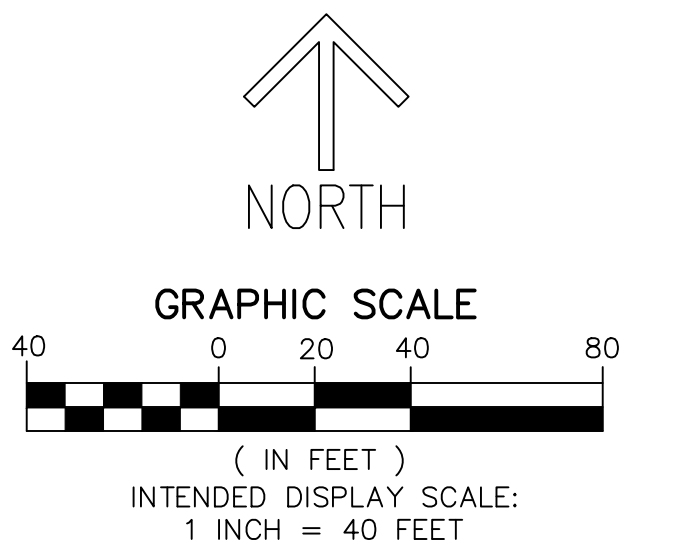
PLAT BOOK _____

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SHEET 4 OF 6

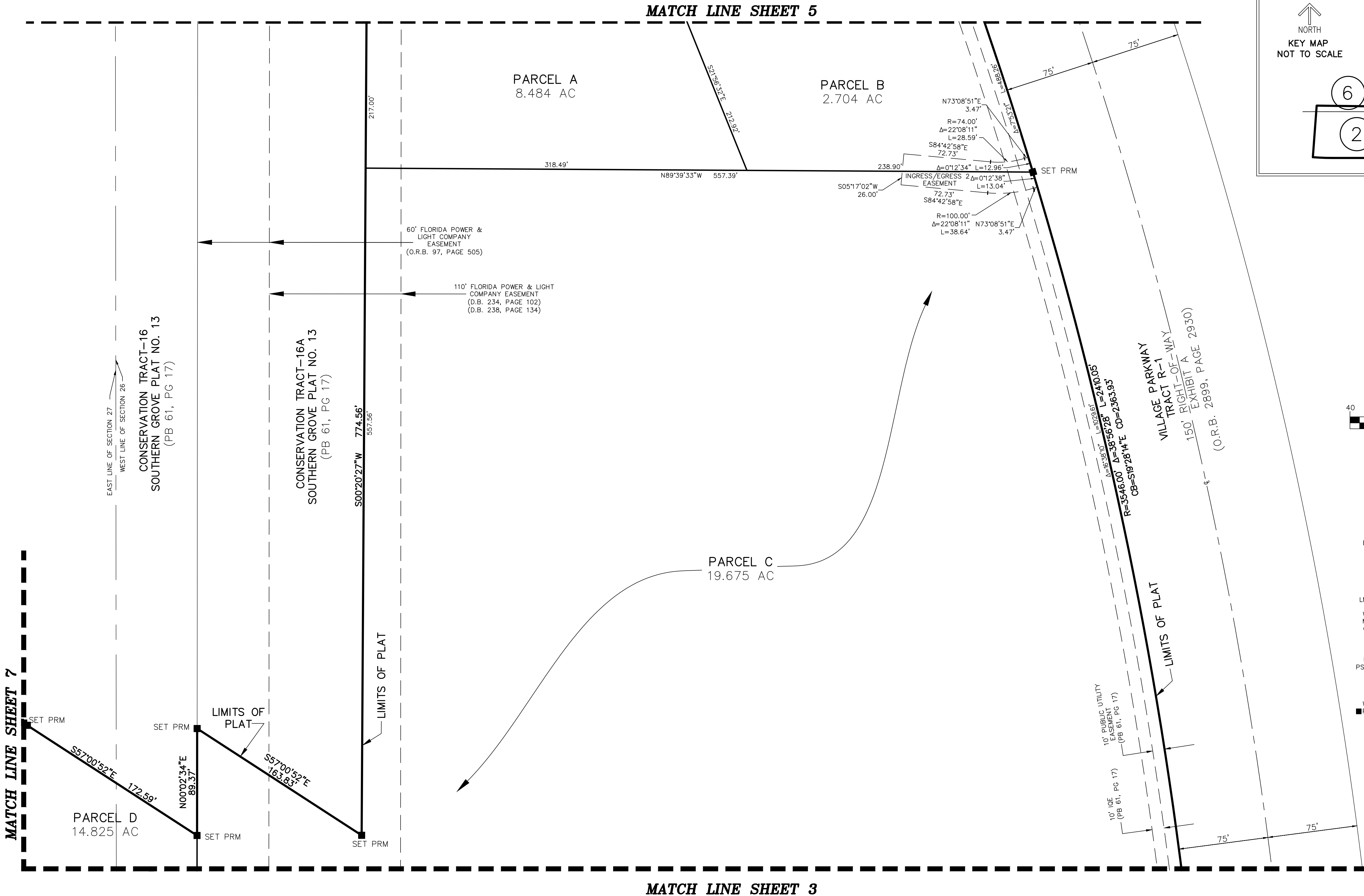


NORTH
KEY MAP
NOT TO SCALE



LEGEND/ABBREVIATIONS

- C — CENTERLINE
- Δ — DELTA (CENTRAL ANGLE)
- AC — ACRES
- CB — CHORD BEARING
- CBE — CONSERVATION BUFFER EASEMENT
- CD — CHORD DISTANCE
- DE — DRAINAGE EASEMENT
- EIEF — EMERGENCY INGRESS AND EGRESS EASEMENT
- FND — FOUND
- FE — FENCE EASEMENT
- IQE — IRRIGATION QUALITY EASEMENT
- L — ARC LENGTH
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- PRM — DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED
"C&W PRM LB 3591"
- — DENOTES PERMANENT CONTROL POINT



PLUSD PROJECT NO. 5218-2
CITY OF PORT ST. LUCIE
PROJECT NO. P22-134

TRADITION SG-10

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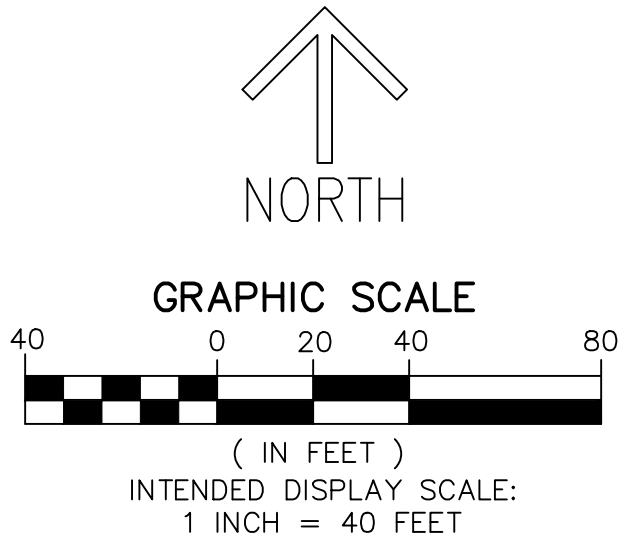
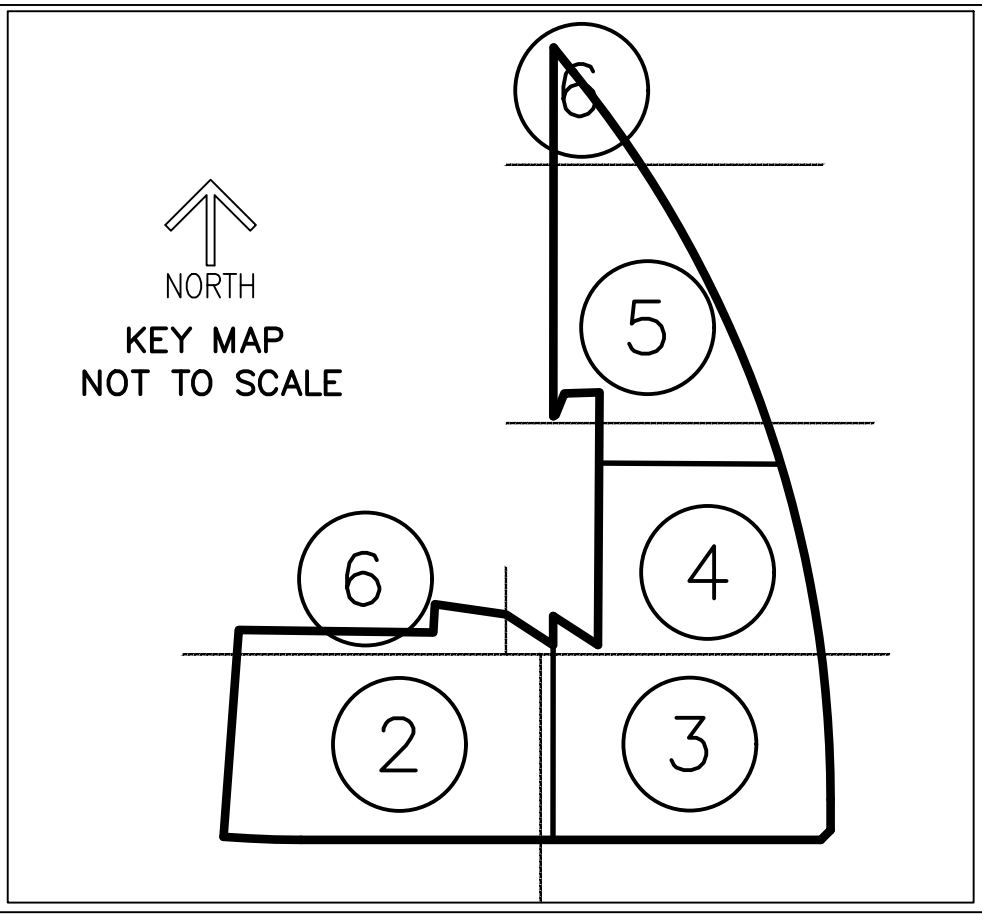
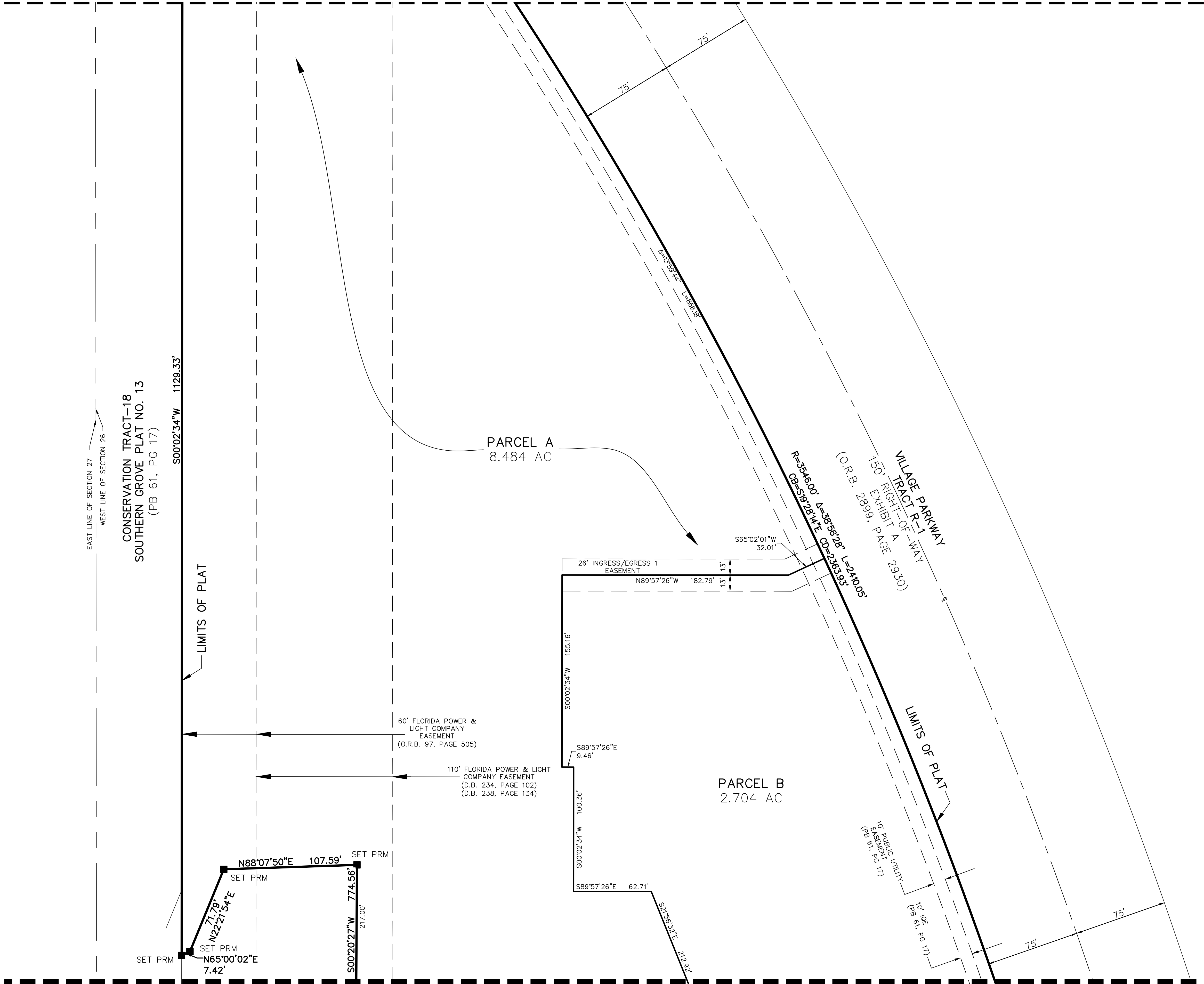
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SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

SHEET 5 OF 6

MATCH LINE SHEET 6



- LEGEND/ABBREVIATIONS
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 - - DENOTES PERMANENT CONTROL POINT

PSLUSD PROJECT NO. 5218-2
CITY OF PORT ST. LUCIE
PROJECT NO. P22-134

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7900 GLADES ROAD, SUITE 100
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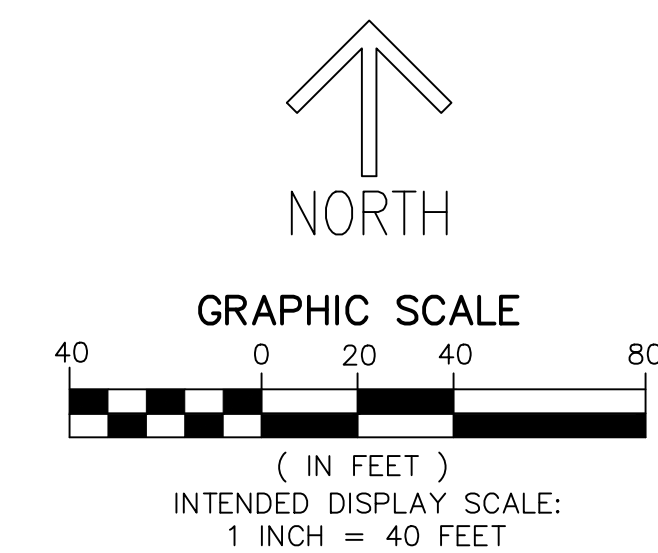
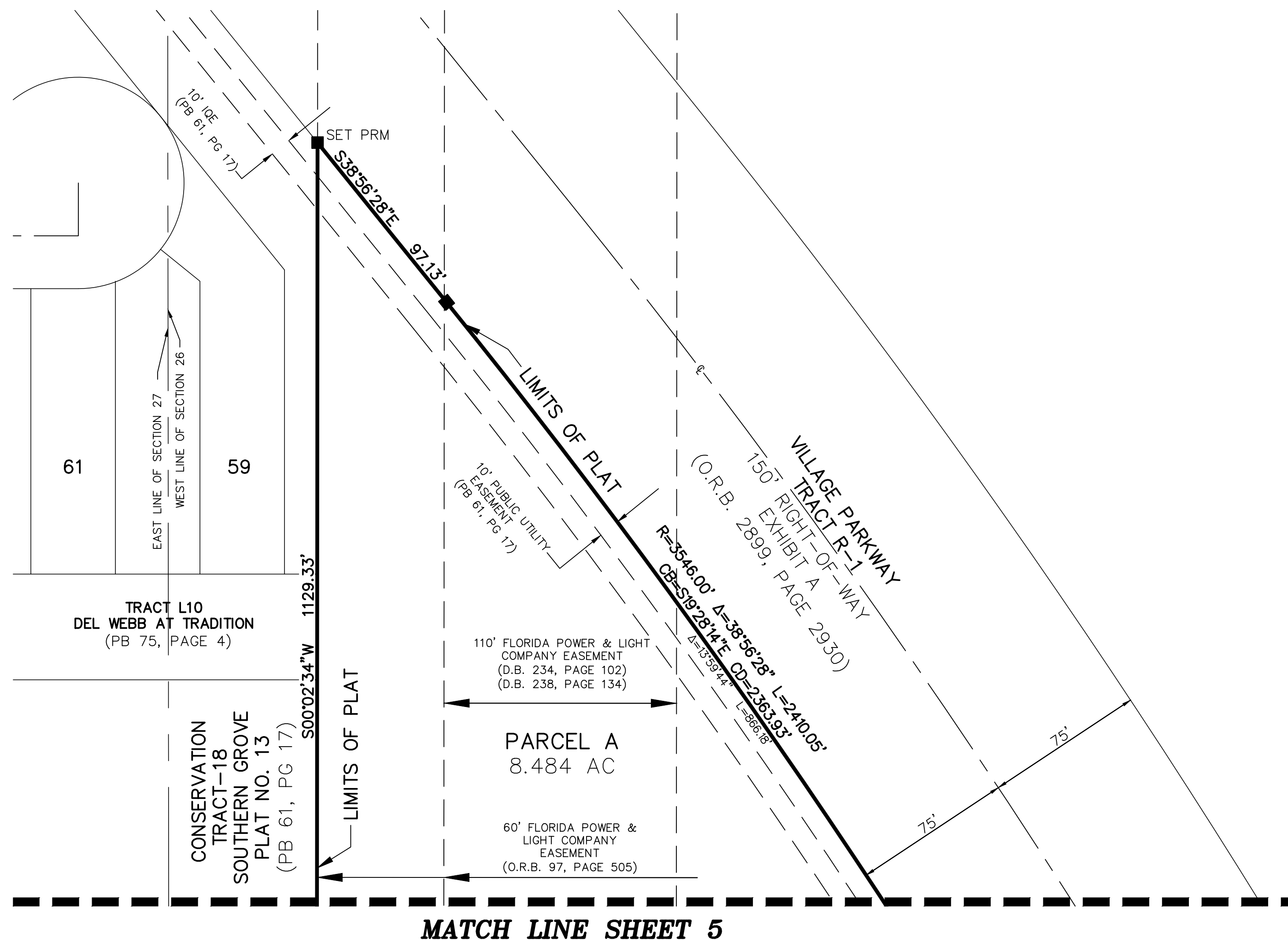
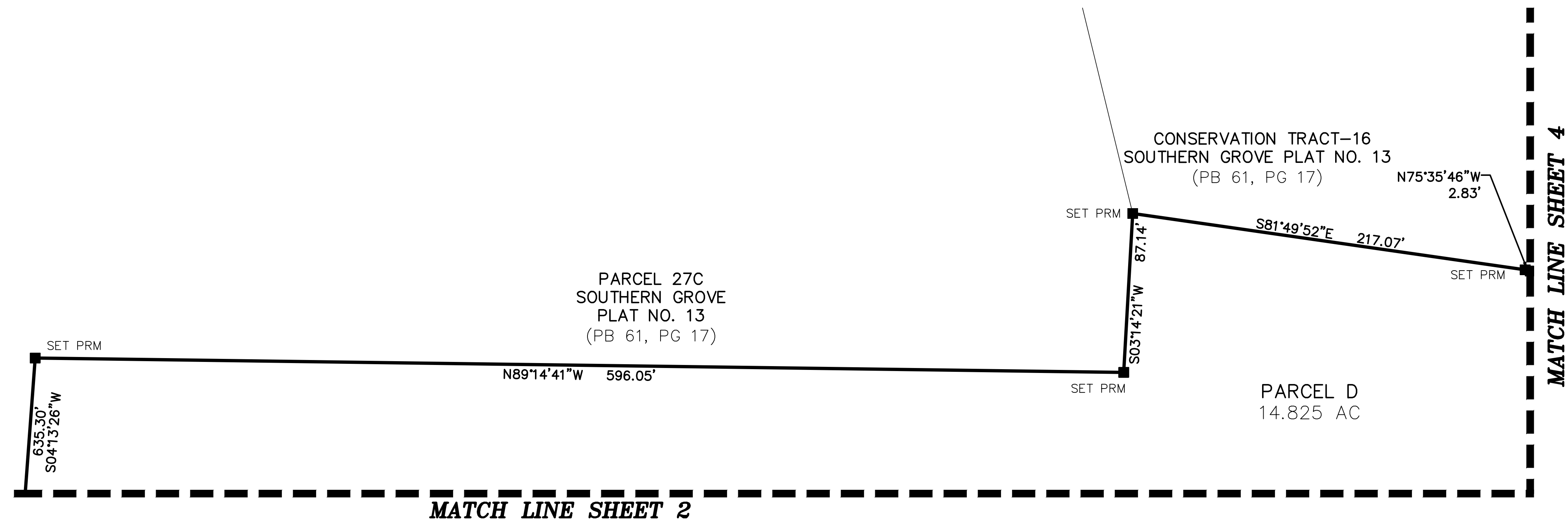
TRADITION SG-10

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SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

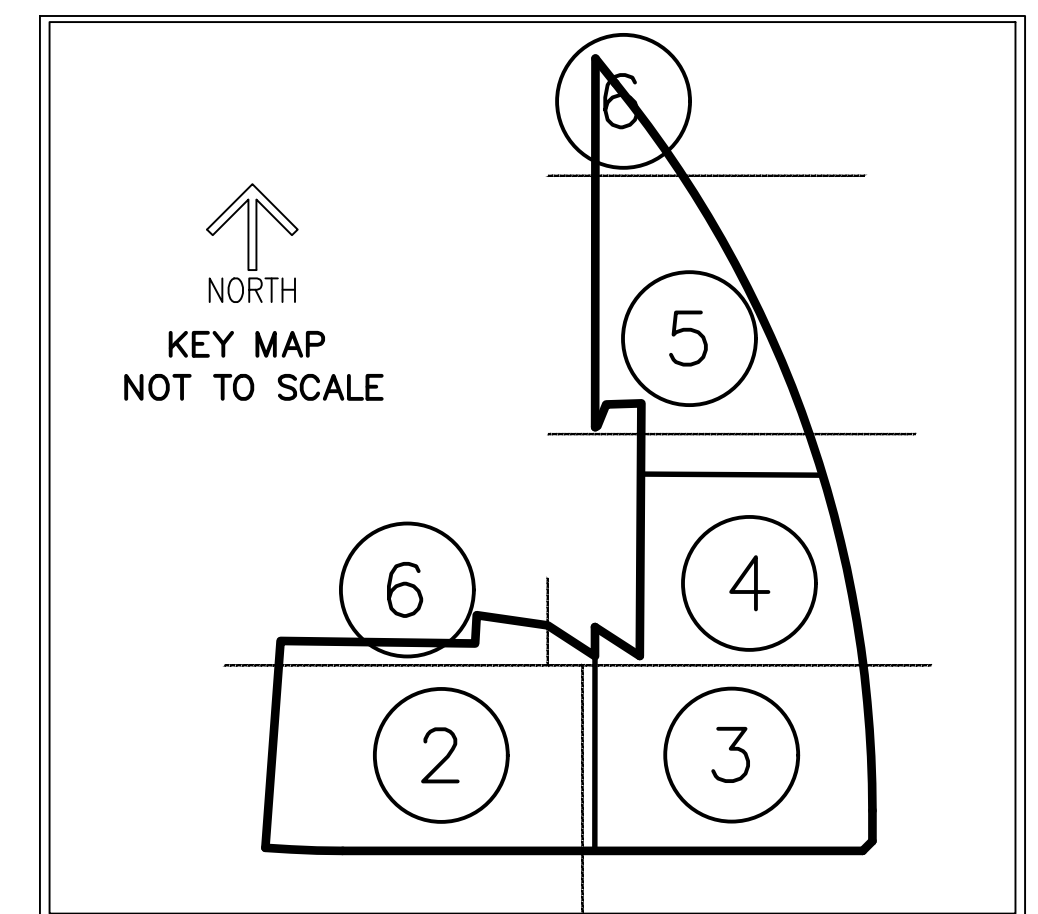
PLAT BOOK _____

PAGE _____

SHEET 6 OF 6



- LEGEND/ABBREVIATIONS**
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